**Building Regulation charges – for domestic properties**

**From 1st April 2023**

**Domestic extensions**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Description of work* | **Full Plans applications** | | | | | | **Building Notice** | | | **Regularisation** |
| Plan deposit charge £ | | | Site Inspection charge £ | | | Notice deposit charge £ | | | £ (no Vat) |
| Net | Vat | **Total** | Net | Vat | **Total** | Net | Vat | Total | Total |
| Ground floor extension with internal floor area less than 10m² | 180.00 | 36.00 | **216.00** | 210.00 | 42.00 | **252.00** | 415.00 | 83.00 | **498.00** | **533.50** |
| Ground floor extension with internal floor area between 10m² & 40m² | 210.00 | 42.00 | **252.00** | 300.00 | 60.00 | **360.00** | 535.00 | 107.00 | **642.00** | **695.50** |
| Ground floor extension with internal floor area between  40m² & 100m² | 240.00 | 48.00 | **288.00** | 360.00 | 72.00 | **432.00** | 655.00 | 131.00 | **786.00** | **851.50** |
| First floor extension with internal a floor area less than 40² | 180.00 | 36.00 | **216.00** | 240.00 | 48.00 | **288.00** | 475.00 | 95.00 | **570.00** | **617.50** |
| 2 storey extension with a combined internal floor area less than 40m² | 210.00 | 42.00 | **252.00** | 300.00 | 60.00 | **360.00** | 535.00 | 107.00 | **642.00** | **695.50** |
| 2 storey extension with a combined internal floor area between 40m² & 100m² | 240.00 | 48.00 | **288.00** | 390.00 | 78.00 | **468.00** | 685.00 | 137.00 | **822.00** | **890.50** |

**Domestic loft conversions**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Description of work* | **Full Plans applications** | | | | | | **Building Notice** | | | **Regularisation** |
| Plan deposit charge £ | | | Site Inspection charge £ | | | Notice deposit charge £ | | | £ (no Vat) |
| Net | Vat | **Total** | Net | Vat | **Total** | Net | Vat | Total | Total |
| Loft conversion without a dormer roof(s) and internal floor area of less than 40m² | 180.00 | 36.00 | **216.00** | 240.00 | 48.00 | **288.00** | 475.00 | 95.00 | **570.00** | **617.50** |
| Loft conversion with a dormer roof(s) and internal floor area of less than 40m² | 210.00 | 42.00 | **252.00** | 270.00 | 54.00 | **324.00** | 535.00 | 107.00 | **642.00** | **695.50** |

**Domestic garages**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Description of work* | **Full Plans applications** | | | | | | **Building Notice** | | | **Regularisation** |
| Plan deposit charge £ | | | Site Inspection charge £ | | | Notice deposit charge £ | | | £ (no Vat) |
| Net | Vat | **Total** | Net | Vat | **Total** | Net | Vat | **Total** | **Total** |
| New detached garage with floor area less than 60m² | 135.00 | 27.00 | **162.00** | 210.00 | 42.00 | **252.00** | 340.00 | 68.00 | **408.00** | **442.00** |
| New attached garage with floor area of less than 60m² | 150.00 | 30.00 | **180.00** | 210.00 | 42.00 | **252.00** | 355.00 | 71.00 | **426.00** | **461.50** |
| Conversion of an existing garage into a habitable room with a floor area less than 40m² | 120.00 | 24.00 | **144.00** | 190.00 | 38.00 | **228.00** | 310.00 | 62.00 | **372.00** | **403.00** |

**Domestic internal structural alterations (e.g. knock-through lounge or enlarged openings etc)**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Description of work* | **Full Plans applications** | | | | | | **Building Notice** | | | **Regularisation** |
| Plan deposit charge £ | | | Site Inspection charge £ | | | Notice deposit charge £ | | | **£ (no Vat)** |
| Net | Vat | **Total** | Net | Vat | **Total** | Net | Vat | **Total** | **Total** |
| Structural alterations where a contractor would charge under £1,000 | 150.00 | 28.00 | **180.00** | - | - | **Nil** | 155.00 | 31.00 | **186.00** | **201.50** |
| Structural alterations where a contractor would charge between £1,000 and £2,000 | 200.00 | 40.00 | **240.00** | - | - | **Nil** | 205.00 | 41.00 | **246.00** | **266.50** |
| Structural alterations where a contractor would charge between £2,000 and £5,000 | 250.00 | 50.00 | **300.00** | - | - | **Nil** | 255.00 | 51.00 | **306.00** | **331.50** |
| Structural alterations where a contractor would charge between £5,000 and £10,000 | 95.00 | 19.00 | **114.00** | 220.00 | 44.00 | **264.00** | 315.00 | 63.00 | **378.00** | **409.50** |
| Structural alterations where a contractor would charge between £10,000 and £15,000 | 105.00 | 21.00 | **126.00** | 255.00 | 51.00 | **306.00** | 360.00 | 72.00 | **432.00** | **468.00** |
| Structural alterations where a contractor would charge between £15,000 and £20,000 | 120.00 | 24.00 | **144.00** | 295.00 | 59.00 | **354.00** | 415.00 | 83.00 | **498.00** | **539.50** |

**Other common domestic work types**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *Description of work* | **Full Plans applications** | | | | | | **Building Notice** | | | **Regularisation** |
| Plan deposit charge £ | | | Site Inspection charge £ | | | Notice deposit charge £ | | | £ (no Vat) |
| Net | Vat | Total | Net | Vat | **Total** | Net | Vat | **Total** | **Total** |
| Replacement of up to 12 window frames | 100.00 | 24.00 | **144.00** | - | - | **Nil** | 120.00 | 24.00 | **144.00** | **156.00** |
| Foundation underpinning works | 300.00 | 60.00 | **360.00** | - | - | **Nil** | 300.00 | 60.00 | **360.00** | **390.00** |
| Replacement or renovation of a roof covering | 200.00 | 40.00 | **240.00** | - | - | **Nil** | 200.00 | 40.00 | **240.00** | **260.00** |

**Notes:**

1. For any other works not listed – please contact Building Control Team who will provide a charge quote
2. Where works in different categories are being carried out at the same time - contact Building Control Team who will provide a charge quote

* A **‘Full Plans’** Building Regulation application consists of scaled, architecturally drawn plans, and will include a full technical specification. For a Full Plans application, the plan deposit charge is payable when the application is first made, the site inspection charge is invoiced when work commences on site (NB - some Full Plans site inspection charges are Nil rated)
* As an alternative and mainly used for small extensions and internal alterations etc, householders can use a **‘Building Notice’** Building Regulation application. With this type of application, if the work consists of an extension, the applicant only needs to submit a location plan.
* For works already commenced or completed, householders can submit a **‘Regularisation’** Building Regulation application. This ‘retrospective’ process enables householders to demonstrate that the work carried out at their property complies with the requirements of the Building Regulations. NB - Regularisation charges are always zero rated for VAT – but they do attract a surcharge of 30%